







69 The Bourne, Old Town, Hastings, TN34 3BD

£400,000

Freehold



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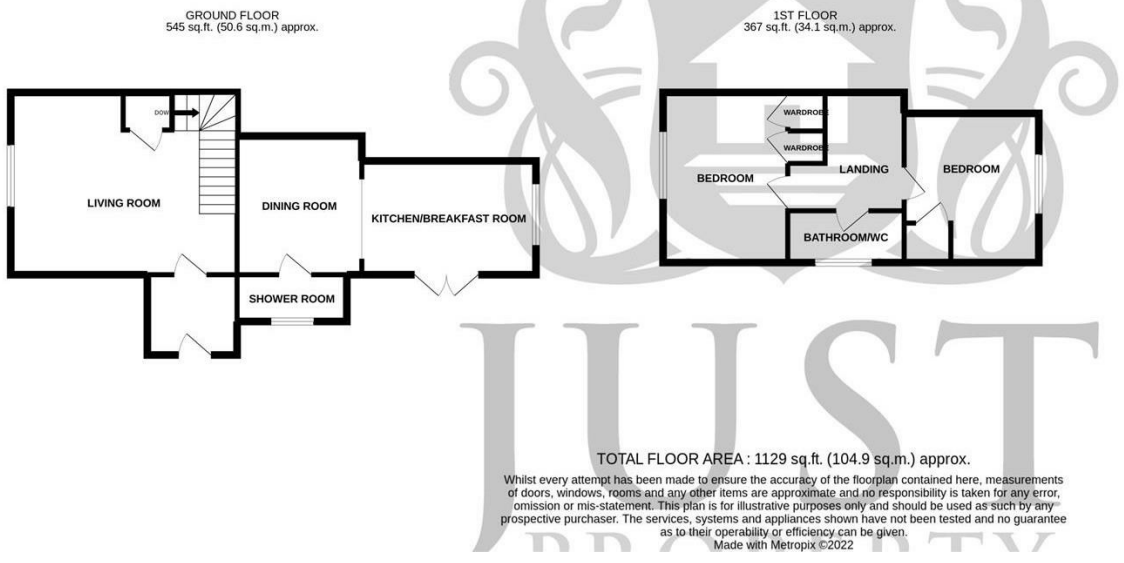






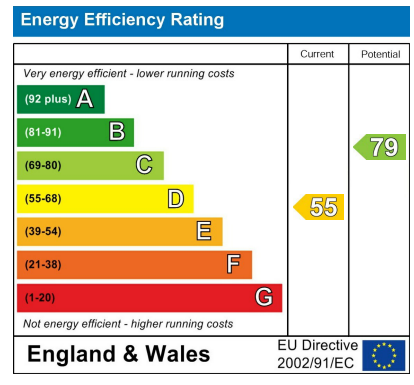
FLOORPLANS

69 The Bourne, Old Town, Hastings, TN34 3BD



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Bedrooms | 2 Receptions | 2 Bathrooms | 1130.21 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £399,950

FANTASTIC OLD TOWN LOCATION WITH PRIVATE PARKING

CHAIN FREE

A rare opportunity to acquire this attractive semi-detached home, ideally situated in a level position in the very heart of Hastings Old Town. Perfectly positioned just a three-minute walk from the beach, seafront and promenade, the renowned Hastings Contemporary, a wonderful selection of independent cafés, restaurants and shops, as well as the stunning Hastings Country Park and Hastings town centre.

The well-proportioned accommodation comprises a useful entrance porch leading into a spacious entrance hall, a comfortable family living room with open fireplace, dining area, fitted kitchen/breakfast room and a particularly useful ground floor shower room/WC. To the first floor are two generous double bedrooms and a family bathroom, whilst the second floor provides a versatile loft room that could be utilised as a home office or hobbies room, subject to individual requirements.

Externally, the property enjoys a front garden and an enclosed rear garden, together with the significant advantage of a rare private off-road parking space, a highly sought-after feature within the Old Town.

Further benefits include double glazing, up to date gas-fired central heating and attractive views towards East Hill.

Properties in this location, particularly those offering private parking, are seldom available. Viewing is highly recommended through the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entry Porch

Hallway
11'0" (3.37)

Lounge
13'10" x 12'5" (4.24 x 3.81)

Dining Area
10'7" x 8'2" (3.25 x 2.50)

Kitchen / Breakfast Room
15'3" x 9'6" (4.65 x 2.92)

Under Stairs Storage

WC / Shower
7'4" x 2'11" (2.25 x 0.91)

Stairs To Landing

Bedroom
12'10" x 8'3" (3.93 x 2.54)

Bedroom
12'10" x 10'5" (3.93 x 3.19)

Bathroom
7'11" x 5'9" (2.43 x 1.76)

Stairs To

Loft Room
27'7" x 8'6" (8.43 x 2.60)

Front Garden

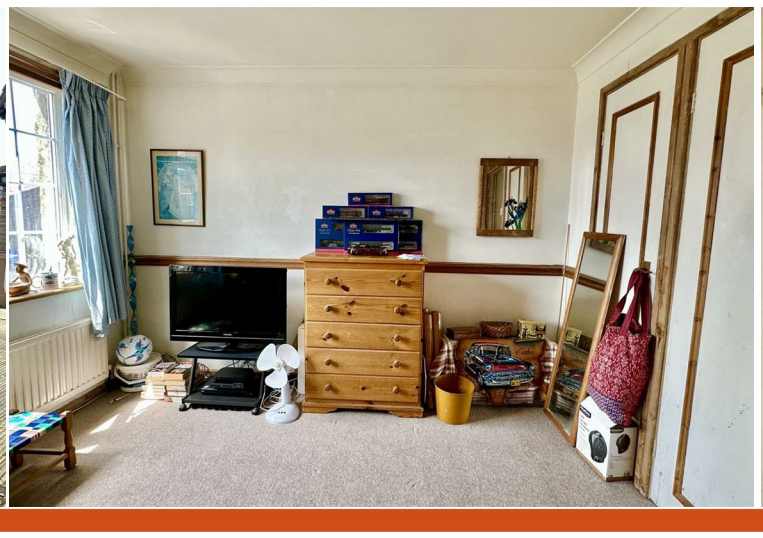
Rear Garden

PARKING SPACE

FEATURES

- PARKING SPACE
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Front and Rear Gardens
- Gas Central Heating
- Open Fire In Lounge
- Fantastic Old Town Location
- Council Tax Band C
- Views Towards East Hill







Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.